

**MINOR ZONING BY-LAW AMENDMENT AND LIFTING OF A HOLDING SYMBOL
APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

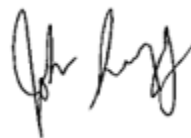
Location: 6335 Perth Street

File No.: D02-02-25-0042

Date of Application: June 18, 2025

This LIFTING OF A HOLDING SYMBOL and ZONING BY-LAW AMENDMENT application, for the land zoned Village Residential Second Density Zone, Subzone E, Rural Exception 779 (V2E[779r]), in Zoning By-law 2008-250, as shown on the attached Location Map, and submitted by Jacob Lyon, Richmond Village Development Corporation, on behalf of Richmond Village Development Corporation, is APPROVED and the following actions are required:

1. That the Zoning Map of Zoning By-law 2008-250 be amended to delete the holding symbol from the zoning over Blocks 25-30 (2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, and 2091 Postilion Street), Blocks 31-39 (2084, 2086, 2088, 2090, 2092, and 2094 Postilion Street), and Blocks 87-97, (620, 622, 624, 626, 628, 630, 632, 634, 636, and 638 Oldenburg Avenue) of the draft plan so that it reads V2E[779r], as shown in Area B of the Zoning Key Map attached; and
2. That the Zoning Map of Zoning By-law 2008-250 be amended to amend the zoning over Block 102 (2078 Postilion Street) of the draft plan, so that it reads Parks and Open Space Zone (O1), as shown in Area A of the attached Zoning Key Map.



September 22, 2025

Date

John Sevigny,
Manager, Development Review Rural (Acting)
Planning, Development and Building Services
Department

Enclosures: Lifting of a Holding Symbol and Minor Zoning By-law Amendment
Application Supporting Information
Zoning Key Map



MINOR ZONING BY-LAW AMENDMENT LIFTING OF A HOLDING SYMBOL APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0042

SITE LOCATION

The northern portion of the lands currently known as 6335 Perth Street, Blocks 25-30 (2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, and 2091 Postilion Street), Blocks 31-39 (2084, 2086, 2088, 2090, 2092, and 2094 Postilion Street), Blocks 87-97, (620, 622, 624, 626, 628, 630, 632, 634, 636, and 638 Oldenburg Avenue), and Block 102 (2078 Postilion Street) of the draft plan and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located at the northern portion of the lands currently known as 6335 Perth Street, in Phase 5 of the Fox Run subdivision in the Village of Richmond. The Fox Run subdivision includes lands to the north and south of Perth Street, with the lands to the south have already been developed with a mix of two storey townhouses and single detached residential units. Phase 5 will contain 97 residential units on three public streets (Oldenburg Avenue, Postilion Street, and Covert Place).

The application has been submitted to lift the holding symbol over Blocks 25-30, 31-39, and 87-97 of the draft 4M plan, permitting the development of a total of 26 single-detached residential units. The hold was originally put in place to prevent development until servicing capacity was demonstrated to the satisfaction of the City and the “interim floodplain” as shown on Schedule A of the Richmond Secondary Plan was removed by the Rideau Valley Conservation Authority and the City. Both these conditions have been met.

Block 102 is to be rezoned from Village Residential Second Density Zone, Subzone E, Rural Exception 779 (V2E[779r]), to Parks and Open Space Zone (O1), to recognize that the area will be used as a parkette and to prevent future residential development. A park block was not initially included in Phase 5 and Block 102 was originally intended to be used for residential units. Since the unit density across the subdivision has increased, more parkland is required to service the future community. The parkette measuring 0.57 acres in lot area will be located at the corner of Postilion Street and Conterling Drive. The park will border the Van Gaal Drain and be adjacent to a new multi-use pathway.

DECISION AND RATIONALE

This application is approved for the following reasons:

- Servicing capacity has been demonstrated to the satisfaction of the City.
- The “interim floodplain” as shown on Schedule A of the Richmond Secondary Plan has been deemed appropriately removed by the Conservation Authority and the City.
- The proposal is in conformity with Official Plan, Village of Richmond Secondary Plan, and the Zoning By-law.

CONSULTATION DETAILS

Councillor David Brown is aware of the application related to this report.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy](#) requirements for minor re-zoning amendment applications. Two comments were received from residents, one expressing concern for water usage in the area and another inquiring about available park space in this area of Richmond.

Response to Public Comments

The applicant has submitted a Servicing Summary Memo prepared by DSEL demonstrating that there is adequate servicing capacity in the area to proceed with development. The new subdivision should not have an impact on existing private wells within the Village of Richmond.

The other community member was provided information on park spaces being developed in the adjacent subdivision in addition to Phase 5. A larger park space is planned to be added as part of the Richmond North subdivision, which will be located on Oldenburg Avenue.

Technical Agency/Public Body Comments

Summary of Comments –Technical

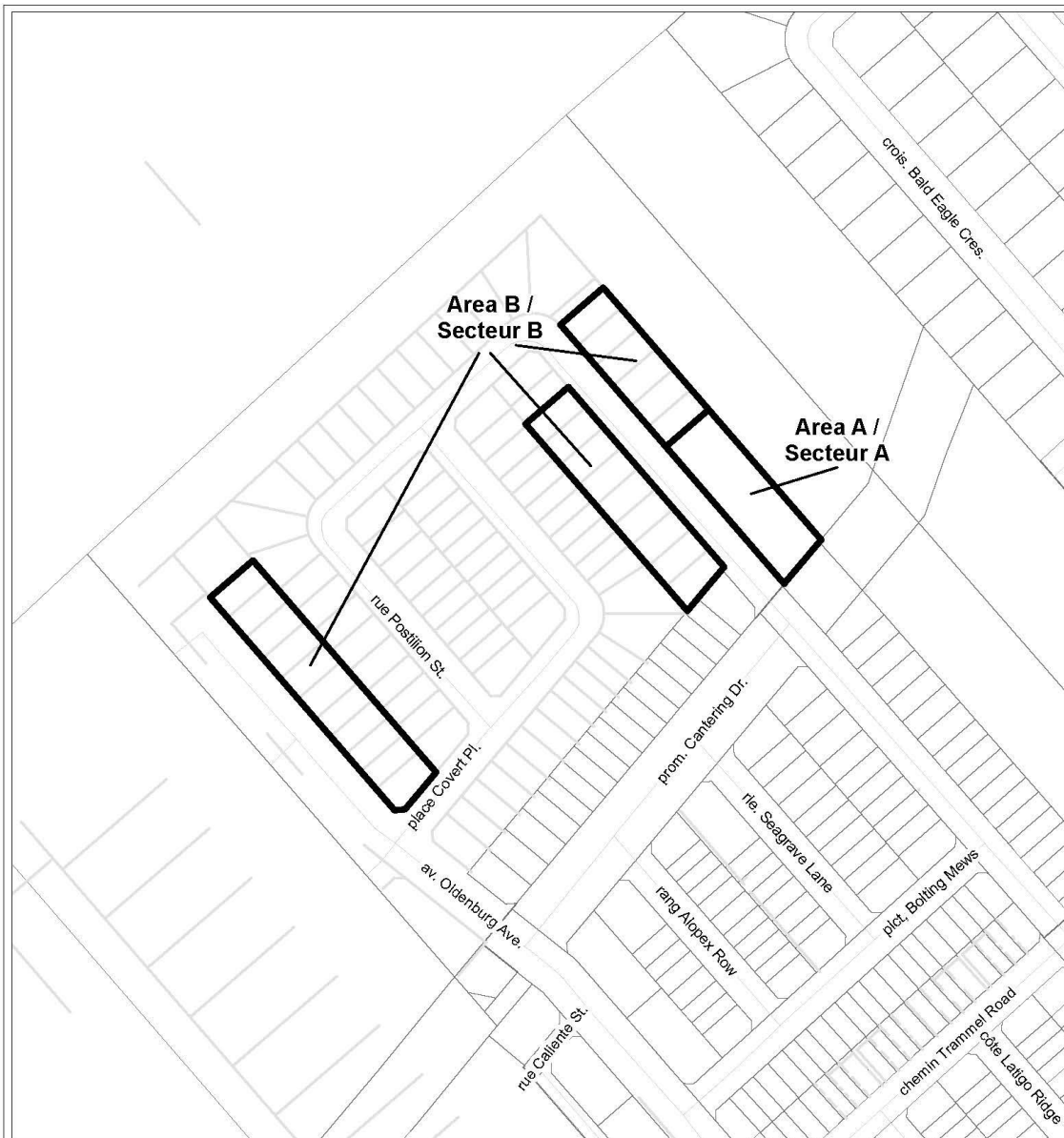
The Ottawa-Carleton District School Board provided comments concerning school capacity, which will be addressed through the subdivision agreement. Telus and Enbridge Gas have no concerns with the proposed application. The Rideau Valley Conservation Authority have sent correspondence that they have no concerns with the application and that they have previously approved the work to satisfy the interim floodplain condition of the holding symbol through RVCA Permit RV5-2919.

APPLICATION PROCESS TIMELINE STATUS

This Lifting of a Holding Symbol and Minor Zoning By-law Amendment application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Shively Holland Tel: 613-580-2424, ext. 71646 or e-mail: Shively.Holland@ottawa.ca

Zoning Key Map



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REVISION / RÉVISION - 2025 / 09 / 17

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
REMOVAL OF HOLDING SYMBOL / SUPPRESSION DU
SYMBÔLE D'AMÉNAGEMENT DIFFÉRÉ

6335 rue Perth Street



Area A to be rezoned from V2E[779r]-h to O1
Le zonage du secteur A sera modifié de V2E[779r]-h à O1

Area B to be rezoned from V2E[779r]-h to V2E[779r]
Le zonage du secteur B sera modifié de V2E[779r]-h à V2E[779r]

